095.0	0004	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,054,000	/	1,054,000
USE VALUE:	1,054,000	/	1,054,000
ASSESSED:	1,054,000	/	1,054,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		UPLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNAMEE JOHN J
Owner 2:	
Owner 3:	
Street 1:	20 UPLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC NAMEE ARLENE M -
Owner 2:	LIFE ESTATE -
Street 1:	PO BOX 96
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .231 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 2819 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10080.000	543,200	5,100	505,700	1,054,000
Total Card	0.231	543,200	5,100	505,700	1,054,000
Total Parcel	0.231	543,200	5,100	505,700	1,054,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.89 /Parcel: 373.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62443
GIS Ref:
GIS Ref:
Insp Date: 07/25/16

!7818!

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	543,200	5100	10,080.	505,700	1,054,000		Year end	12/23/2021
2021	101	FV	526,900	5100	10,080.	505,700	1,037,700		Year End Roll	12/10/2020
2020	101	FV	527,000	5100	10,080.	505,700	1,037,800	1,037,800	Year End Roll	12/18/2019
2019	101	FV	385,800	5100	10,080.	505,700	896,600	896,600	Year End Roll	1/3/2019
2018	101	FV	385,800	5100	10,080.	433,400	824,300	824,300	Year End Roll	12/20/2017
2017	101	FV	385,800	5100	10,080.	404,500	795,400	795,400	Year End Roll	1/3/2017
2016	101	FV	310,500	5100	10,080.	346,800	662,400	662,400	Year End	1/4/2016
2015	101	FV	292,800	5100	10,080.	310,600	608,500	608,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:14:06

LAST REV

Date	Time
06/21/18	09:13:30
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NAMEE ARLENE	63586-464		5/8/2014	Family	1	No	No		Arlene McNamee death cert bk 63519 pg 242.
MC NAMEE ARLENE	46797-397		1/10/2006	Family	10	No	No		
	12394-43		3/13/1973		39,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2018	537	Re-Roof	14,790	C				
5/3/2016	558	Porch	11,000					ADD REAR ENTRNCE
7/30/2015	1030	Renovate	216,000		7/30/2015			New kitchen, laund
7/28/2015	1024	Demoliti	6,000		7/28/2015			Demo kitchen and 2
8/20/2002	687	Re-Roof	14,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2016	Measured	DGM	D Mann
7/25/2016	Left Notice	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
6/19/2009	Measured	189	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
8/19/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10080		Sq. Ft.	Site		0	70.	0.72	4									505,682						505,700	

Total AC/HA:	0.23140	Total SF/SM:	10080	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	505,682	Spl Credit		Total:	505,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.02247250
Const Adj.:	0.98990101
Adj $ / SQ:	136.640
Other Features:	97500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608965
Depreciation:	65768
Depreciated Total:	543197

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

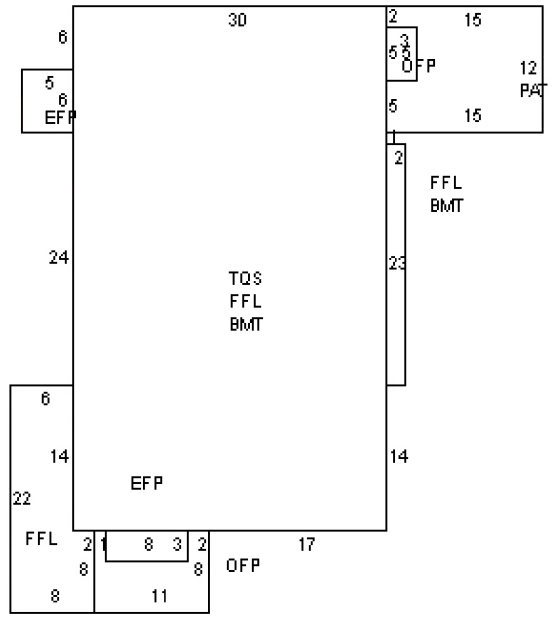
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.30
Special Features:	0	Val/Su Net:	116.49
Final Total:	543200	Val/Su SzAd	192.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,694	136.640	231,468
BMT	Basement	1,546	40.990	63,374
TQS	3/4 Story	1,125	136.640	153,720
PAT	Patio	165	4.480	739
OFP	Open Porch	79	37.010	2,924
EFP	Enclos Porch	54	71.870	3,881

Net Sketched Area:	4,663			Total:	456,106
Size Ad	2819	Gross Area	5038	FinArea	2819

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1916	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc